

**ARC Minutes
November 16, 2010
Special Meeting**

Rick Biasotti
Perry Petersen
Bob Marshall

} Architectural Review Committee
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The Architectural Review Committee met Tuesday, November 16, 2010 at 6:00 P.M. in the Senior Center Conference Room, 1555 Crystal Springs Road, San Bruno, CA. Staff present: Aaron Aknin, Community Development Director and Laura Russell, Associate Planner.

1A.	<p>349 Taylor Avenue</p> <p><u>Environmental Determination:</u> Categorical Exemption</p> <p><u>Zoning:</u> R-2 Low Density Residential</p>	<p>Request for a Use Permit to allow an addition which would increase the gross floor area by greater than 50% (73%), would exceed the floor area standard of .55 (.58), and would exceed 1,825 square feet of living area with a one-car garage (2,063 square feet) per Sections 12.200.030.B.1, 12.200.030.B.2, and 12.200.080.A.2 of the San Bruno Municipal Code. Mary Dunlap (Applicant) Reshma Prasad (Owner) UP-10-023.</p> <p>Associate Planner Laura Russell (LR) presented the staff report. The applicant, Mary Dunlap (MD), and owner, Reshma Prasad (RP), were present to answer any questions.</p> <p>LR discussed staff's recommendations. The applicant agreed to the recommendations and the Commissioners supported them as presented.</p> <p>Commissioner Bob Marshall (BM) asked whether the chimney would meet Building Code as shown. MD replied that it would. BM asked that the chimney be added to the other side elevation.</p> <p>BM asked about the closets along the right side of the second floor. MD replied that the area under the window is storage, not a floor-to-ceiling closet and the closet in the corner is a true closet. BM asked that the plans be revised to show that more clearly.</p> <p>Property owner RP asked whether they could add a small landing and staircase from the rear of the second floor as an emergency exit. The Commissioners agreed that they could add the staircase.</p> <p>M/S Marshall / Petersen to forward the project to the Planning Commission with a favorable recommendation with the following recommendations:</p> <ul style="list-style-type: none">• Submit a written statement describing the measures selected within the Green Building Checklist.• Submit page 2 of the Green Building
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		<p>Checklist.</p> <ul style="list-style-type: none">• Correct the project data to include the adjusted lot size, floor area based on the adjusted lot size, lot coverage based on the adjusted lot size, and accurate size of the garage.• On the right side elevation, raise the window to be consistent with the elevation.• On the right side of the second floor, show the difference between the closet in the corner and the storage under the window.• Confirm that the chimney meets Building Code and accurately show it on the elevations. <p>Motion passed 3-0</p>
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Note: If you challenge the above actions in court you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Architectural Review Committee at, or prior to, the public hearing.